

# South Carolina Historic Rehabilitation Incentives

## Certified Rehabilitation Application

### S1 – Evaluation of Significance

Use this form to request a determination if a residence is a 'certified historic residential structure,' in accordance with South Carolina Code of Laws 1976 Section 12-6-3535(B).

Note: The S1 form is NOT NEEDED if the property is listed individually in the National Register unless the project includes work on an outbuilding. Send one S1 form for historic buildings that were functionally-related during the historic period, such as a historic complex, a farmstead, or a house and garage. Send separate S1 forms for historic buildings that were not functionally-related, such as two or more residential or commercial buildings within a listed historic district that are located adjacent to each other. Applications can be considered complete only if they include the attachments listed below. Send signed and completed form to State Tax Credit Review, State Historic Preservation Office, SC Department of Archives and History, 8301 Parklane Road, Columbia, SC 29223. Phone: 803-896-6199. <http://shpo.sc.gov>

Please print in ink or type the information that you provide.

#### 1. PROPERTY INFORMATION

Historic Property Name The Roberts-Highsmith House County Jones

Address 145 Main Street City Smallville, South Carolina (ZIP) 29999

Has the street address changed? yes ☒ no ☐ don't know

If yes, what was the previous address \_\_\_\_\_

Name of National Register Historic District (if applicable) N/A

#### 2. PROJECT CONTACT (if different from the taxpayer)

Name \_\_\_\_\_ Daytime Telephone (\_\_\_\_) \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

e-mail address \_\_\_\_\_

**3. TAXPAYER'S STATEMENT** – By signing this form, I attest that the information provided herein is true and complete to the best of my knowledge. Further, I understand that falsification of factual representations in this application is subject to civil and criminal penalties as provided in 12-54-43 and 12-54-44 of the SC Code of Laws, 1976.

Name (print) Steven T. Snyder Signature \_\_\_\_\_

Address 145 Main Street Date 10-27-2008

City Smallville State South Carolina Zip 29999

Daytime Telephone ( 555 ) 555-5555 Social Security Number 000-00-0000

e-mail address steve.snyder@net.com

#### 4. ATTACHMENTS

Include the following information with your signed and completed application. We must place incomplete applications on hold until you provide the requested information. Please send complete information with the initial submission.

☒ **Map** showing streets, cross streets, and adjacent property parcels; **plats are not acceptable.** [See Instructions]

☒ **Photographs** Black & white, color, and digital are acceptable. **Polaroids are not acceptable. Photos will not be returned.** [See Instructions]

#### STATE HISTORIC PRESERVATION OFFICE USE ONLY

PROJECT NUMBER \_\_\_\_\_

\_\_\_\_ As documented on this form and accompanying attachments, the residence is a 'certified historic residential structure' and eligible to pursue the state income tax credit created by SC Code of Laws 12-6-3535(B), because it:

\_\_\_\_ ☐ Contributes to the significance of the above-referenced National Register historic district.

\_\_\_\_ ☐ Meets the criteria for individual listing in the National Register of Historic Places.

\_\_\_\_ ☐ Includes an outbuilding(s) of an otherwise eligible property that contributes to the historic significance of the property.

\_\_\_\_ ☐ Contributing outbuilding(s) are \_\_\_\_\_.

\_\_\_\_ As documented on this form and accompanying attachments, the residence IS NOT a 'certified historic residential structure' according to SC Code of Laws 12-6-3535(B) and therefore ineligible to pursue the tax credit, because it:

\_\_\_\_ ☐ DOES NOT contribute to the significance of the above-referenced National Register historic district.

\_\_\_\_ ☐ DOES NOT meet the criteria for individual listing in the National Register of Historic Places.

\_\_\_\_ ☐ Is an outbuilding that DOES NOT contribute to the historic significance of the property.

\_\_\_\_ ☐ Non-contributing outbuilding(s) are \_\_\_\_\_.

State Historic Preservation Officer/Authorized Signature \_\_\_\_\_

Date \_\_\_\_\_

\_\_\_\_ See attached sheets

## Certified Rehabilitation Application – S1

### 5. PROPERTY DESCRIPTION

Date(s) of Construction 1905 Source of Date(s) Sanborn Fire Insurance Maps, 1900,1906

Describe Alterations/Changes or Additions to Exterior/Interior (include dates)

Existing roof is from 1994.

Existing HVAC system was updated in the 1990s.

Existing electrical and plumbing systems were updated in the 1950s.

Existing kitchen and bathrooms were updated in the 1970s.

Has the building been moved? ☒ no ☐ yes Date(s) of move(s)? \_\_\_\_\_  
If yes, where was the original location?

Are outbuildings on the property? ☐ no ☒ yes If yes, please list each outbuilding with approximate date of construction, alterations/changes and additions. Please include photographs of each outbuilding.

There is a ca. 1930s detached garage, no changes or alterations have been made.

NOTE – THIS COMPLETES THE S1 FOR:

- ANY RESIDENCE IN A NATIONAL REGISTER HISTORIC DISTRICT;
  - ANY OUTBUILDING OF A PROPERTY LISTED INDIVIDUALLY IN THE NATIONAL REGISTER; OR
  - ANY OUTBUILDING OF A PROPERTY THAT CONTRIBUTES TO A NATIONAL REGISTER HISTORIC DISTRICT.
- PLEASE USE THE NEXT PAGE FOR ANY RESIDENCE OR OUTBUILDING THAT IS NOT LISTED INDIVIDUALLY IN THE NATIONAL REGISTER OR LOCATED IN A NATIONAL REGISTER HISTORIC DISTRICT.

# Certified Rehabilitation Application - S1

## Properties Not Listed in the National Register of Historic Places

Include this page ONLY if the property is NOT LISTED INDIVIDUALLY IN THE NATIONAL REGISTER OR LOCATED IN A NATIONAL REGISTER-LISTED HISTORIC DISTRICT.

Please print in ink or type the information that you provide.

**Historic Property Name** (as submitted on S1 form) The Roberts-Highsmith House

Address 145 Main Street City Smallville, South Carolina (ZIP) 29999

#### 4. ATTACHMENTS (continued)

Include the following information with your signed and completed application. We must place incomplete applications on hold until you provide the requested information. Please send complete information with the initial submission.

☒ **Topographic map** with property location clearly marked. [See Instructions]

#### 5. PROPERTY DESCRIPTION (continued)

Please check or complete the following for each of the major components of your building. If you have questions, consult *Tips for Writing an Architectural Description* included in the application packet.

##### Foundation

☒ Brick pier  
☐ Brick pier - infilled  
☐ Brick wall  
☐ Stone  
☐ Cement Block  
☐ Stucco  
Other \_\_\_\_\_

##### Exterior walls

☐ Brick  
☐ Stone  
☐ Stucco  
☒ Wood siding  
☐ Wood Shingle  
☐ Synthetic Siding  
Type \_\_\_\_\_  
Other \_\_\_\_\_

##### Exterior Doors

☒ Wood Six-Panels  
☐ Wood \_\_\_\_\_ # Panels  
☐ Horizontal Panels  
☐ Wood Panels w/Glass  
☐ French Doors  
Other \_\_\_\_\_  
**Interior Doors**  
☒ Wood Six-Panels  
☐ Wood \_\_\_\_\_ # Panels  
☐ Horizontal Panels  
☐ Wood Panels w/Glass  
☐ French Doors  
Other \_\_\_\_\_

##### Windows

☐ 1/1 paned sash  
☐ 2/2 " "  
☐ 6/6 " "  
☐ 9/9 " "  
☐ 3/1 " "  
☐ 6/1 " "  
☒ Queen Anne  
☐ Casement  
Other \_\_\_\_\_  
☐ Replacement  
Type \_\_\_\_\_

##### Number of Stories

☐ 1  
☐ 1 1/2  
☐ 2  
☒ 2 1/2  
Other \_\_\_\_\_

##### Roof Form

☐ Gable  
☐ Hip  
☐ Pyramidal  
☒ Complex  
**Roof Material**  
☐ Wood Shingle  
☐ Slate  
☐ Clay Tile  
☐ Metal Shingle  
☐ Standing Seam Metal  
☐ V-crimp Metal  
☐ Corrugated Metal  
☒ Asphalt Shingles  
☐ Asbestos Shingles  
Other \_\_\_\_\_

##### Chimneys

☒ Brick  
☐ Stuccoed Brick  
☐ Stone  
☐ Brick and Stone  
Other \_\_\_\_\_

##### Interior Walls and Ceilings

☐ Wood (flushboard)  
☐ Beaded Board  
☒ Plaster  
☐ Drywall  
Other \_\_\_\_\_  
☐ Wainscot  
Type \_\_\_\_\_

Describe any other significant architectural or structural features.

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## 6. PROPERTY SIGNIFICANCE

Architect/Contractor [if known] \_\_\_\_\_ Source \_\_\_\_\_  
Who built the building? Who has lived in the building and when?

The Roberts-Highsmith House, built in 1905<sup>1</sup>, is significant as an excellent example of Queen Anne residential architecture and for its association with Harry Roberts (1870-1946), a prominent merchant of Smallville and Jones County in the early twentieth century, and his wife Catherine Marsh Roberts (1875-1952), an artist and leader of local educational reforms.

The Roberts moved to South Carolina from Georgia in 1900<sup>2</sup>, and in 1903 Roberts founded H.C. Roberts Lumber Company, a sawmill and building products company. He later owned a brickworks, general goods store, and cotton mill. His business interests made Roberts the major employer in Smallville during the first two decades of the twentieth century. He served on the board of directors for the Smallville Bank and founded the local Chamber of Commerce.<sup>3</sup> He built this house for his family in 1905 soon after they moved to Smallville. Mrs. Roberts taught art lessons in the home for many years, and was recognized for her paintings of the surrounding countryside. She was also very active in local educational reforms that swept the state in the early decades of the century and many local meetings were held at her home. She was active in promoting children's charities and hosted an annual picnic for children from the nearby orphanage. In 1920 the Roberts moved to Center City, where Mr. Roberts founded the Roberts Wholesale and Mercantile Exchange.<sup>4</sup>

After the Roberts left Smallville, their house was purchased by Thomas Highsmith and his wife Carol Highsmith in 1921.<sup>5</sup> Thomas Highsmith, another prominent businessman, formed a business, the Highsmith Mercantile, with his brother in the early part of the twentieth century. By 1933, when the company was sold to P.W. Green and T.R. Johnson this enterprise had become Smallville's largest mercantile business.<sup>6</sup> When it was sold Highsmith Mercantile became Smallville Dry Goods, which remained a fixture in the town for another thirty years. When Thomas Highsmith died in 1963 he left the Roberts-Highsmith house to his son Horace, who lived in the house until his death in 1996.<sup>7</sup>

<sup>1</sup> Sanborn Fire Insurance Maps, 1900, 1906.

<sup>2</sup> Smallville City Directory, 1898, 1900. U.S. Census records.

<sup>3</sup> *History of the Smallville Chamber of Commerce*.

<sup>4</sup> John Smith, *Smallville: Our First 100 Years* (Center City, SC: Book Publishers, 1991).

<sup>5</sup> Deed Book 4-4, Register of Mesne Conveyance, Jones County Courthouse, City Center, SC.

<sup>6</sup> Smallville city directories

<sup>7</sup> Estate Papers (Packet 36-B), Probate Court, Jones County Courthouse, City Center, SC. *Smallville Weekly Gazette*, June 10, 1996.

